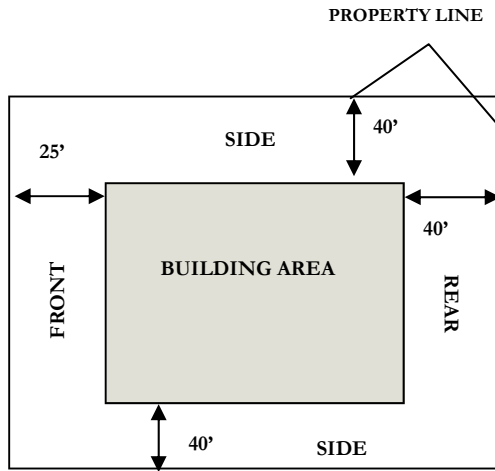


EXAMPLE ILLUSTRATION OF SETBACKS FOR A C2 ZONED LOT THAT ABUTS A RESIDENTIAL ZONE:



WHAT ARE THE HEIGHT REQUIREMENTS FOR BUILDINGS?

Maximum height for any building on the west side of the Crestline is 17' and one story (excluding basement) measured from the lowest finished grade to the highest ridgeline of the building.

Maximum height for any building on the east side of the Crestline is 27' and two stories measured from the lowest finished grade to the highest ridgeline of the building.

Note: Accessory building shall not exceed 17' in height and one story from lowest finished grade to highest ridgeline of the building anywhere in the hillside.

OTHER REQUIREMENTS?

Specific PUD development standards may apply to your property, please contact the Planning Department for more information.

For answers to other questions on topics such as landscaping, grading, open space easements, fencing, residential driveways and parking requirements, or site and architectural requirements, you may contact the Milpitas Planning Department.

WHAT IS THE MAXIMUM SIZE OF RESIDENCE, ACCESSORY BUILDINGS, AND IMPERVIOUS SURFACE COVERAGE?

	Maximum S.F.	Maximum Impervious Surface Coverage	Maximum S.F. for Accessory Building(s)
Parcels less than 3 acres	6,000 S.F.	8,000 S.F. or 10% of total lot area (including the building footprint), whichever is greater	1,200 S.F.
Parcels greater than 3 acres	10,000 S.F.	10% of the total lot area (including building footprint). Under no circumstance shall the impervious surface coverage exceed 30,000 S.F.	15'; if the principal building is two story, 20'



City of Milpitas

City of Milpitas
Planning Division
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Milpitas, CA 95035

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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

R1-H ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL WITH HILLSIDE COMBINING DISTRICT)

PHONE: 408-586-3279

FAX: 408-586-3293

City of Milpitas

WHAT IS A R1-H ZONE?

The R1-H zone is intended to provide for the orderly and harmonious development of the hillside area of the City. The R1-H zone provides means to minimize the amount of disturbance to the natural terrain and encourage excellence in the design principles and engineering techniques for residential development that is attractive and compatible with the natural landscape.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor’s Parcel Number (APN number (if available)

WHAT ARE THE PERMITTED USES IN R1-H ZONE?

Permitted uses in the R1-H Zone are the same as the R1 Zone. Please refer to the R1 Zone for the list of Permitted uses.

*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

WHAT ARE THE DENSITY REQUIREMENTS?

The R1-H Zone is categorized into the following three (3) density ranges:

Density Ranges	Units Per Acre allowed
Hillside Very Low Density	Up to 1 unit/10 gross acre
Hillside Low Density	Up to 1 unit/gross acre
Hillside Medium Density	Up to 3 units/gross acre

HOW IS MINIMUM LAND AREA CALCULATED FOR SUBDIVISIONS?

The slope-density regulation will be utilized to determine the maximum allowable densities and minimum lot sizes that would afford the most appropriate intensity of development and minimize geological, grading, visual, public safety, runoff and erosion impacts. The minimum land area required for each dwelling unit in any subdivision is determined by the following slope-density regulation:

- If the parcel has an average slope of 10 % or less, the average land area per dwelling unit shall be no less than 10 acres
- If the parcel has an average slope of 50% or more, the minimum average land area per dwelling shall be no less than 80 acres
- If the parcel has an average slope of 10% - 50%, the average land area per dwelling unit shall be determined by the following equation:

A = 1 / 0.121875-02.0021875 S

- Where A is the average land area per dwelling and S is the average slope of the lot in percent. Average slope shall be based on existing contours as shown on aerial maps on file in the office of the City Engineer dated April 1964. Where slope cannot be directly determined by observation, the average slope will be determined by the formula:

S = 100 I L / A

Where I is the contour level in feet; L is the combined length of the contour lines in scale feet; and A is the net area of the lot in square feet

- The maximum number of dwelling units permitted in a subdivision shall be determined by dividing the gross land area by the average land area per dwelling unit, computed to the third significant figure, and then rounded to the nearest whole number. The City may require a reduction in the number of dwelling units below the maximum otherwise permitted if the City determines that such reduction is necessary or appropriate by reason of site restrictions or geological hazards

- Upon recordation of a final subdivision or parcel map covering any site zoned R1-H, no lots or parcels shown on such map may be thereafter further subdivided so as to increase the total density permitted
- Any lot shown as a unit on a recorded subdivision or land division, or any lot otherwise legally created, is exempt from the density requirements provided such lot was created prior to the effective date that codified the Hillside Ordinance. Any exempt lot will not lose its exempt status if either of the following events take place subsequent to the effective date of the Hillside Ordinance
 - A) A portion of the lot is exchanged for a portion of any adjoining lot, the result of which does not decrease the original square footage of the lots ;or
 - B) The lot is enlarged by the addition of land from any adjoining parcelUnder no circumstance shall the number of dwelling units be greater than the number permitted prior to any modification for the lot line adjustment

ARE THERE ANY OTHER SUBDIVISION REQUIREMENTS?

Yes, for more information, please contact the Planning Department.

WHAT ARE THE MINIMUM FRONT, SIDE, AND REAR YARD SETBACK REQUIREMENTS FOR THE PRINCIPAL BUILDING?

Front.....	25’ when average slope is less than 16%
Side.....	40’
Rear.....	40’

Note: Setbacks may vary depending if the property falls with a Planned Unit Development (PUD) area. Please contact the Planning Department to confirm setback requirements.